

VILLAGE OF RICHMOND
REGULAR BOARD MEETING
December 20, 2007

PRESIDING: President Lauri Olson

PRESENT: Trustees Dennis Bardy, Charlotte Hollenbach, Bruce Hunter, David Kielpinski, Peter Koenig, Cindy Walleck

ALSO PRESENT: Village Administrator Tim Savage, Attorney David McArdle, Engineer Ed Coggin

President Olson called the meeting to order at 7:00 pm in the Richmond Village Hall, 5600 Hunter Drive.

ROLL CALL: Trustees Bardy, Hollenbach, Hunter, Kielpinski, Koenig and Walleck were present.

MINUTES: Kielpinski moved to approve the minutes of the December 6th meeting. Seconded by Bardy and passed by unanimous voice vote.

ANNOUNCEMENTS/REQUESTS:

a. President Olson announced the Girl Scout annual cookie sale which will be conducted January through March, 2008.

UNFINISHED BUSINESS:

a. President Olson presented Resolution R2007-17, Adopting the Organizational Chart. Hunter moved to adopt Resolution R2007-17. Seconded by Kielpinski and passed with Bardy, Hollenbach, Hunter, Kielpinski, Koenig and Walleck voting yes.

b. Sign application 10917 Route 12. New application has not been received.

PUBLIC COMMENTS: None

NEW BUSINESS:

a. Ordinance 2007-22, Amending Chapter 2, was presented. Hunter moved to pass Ordinance 2007-22. Seconded by Hollenbach and passed with Bardy, Hollenbach, Hunter, Kielpinski, Koenig and Walleck voting yes.

b. President Olson announced the standing committee appointments as follows: Finance-Trustees Hunter, Koenig and Bardy with Hunter as Chairman; Community Development-Trustees Hunter, Hollenbach and Walleck with Hunter as Chairman; General Services-Trustees Koenig, Kielpinski and Hollenbach with Koenig as Chairman. Hunter moved to approve the appointments. Seconded by Hollenbach and passed by unanimous voice vote.

c. Ordinance 2007-23, Authorizing the President to execute a Warranty Deed to the State of Illinois, was presented. The deed grants to the State of Illinois a 30 foot strip of land located at the westernmost end of the driveway to the new Wastewater treatment facility on Route 31. The plat also shows the parcels belonging to William Smith and Cemal which are part of the total dedication. William Smith is handling the paperwork and recording the deeds on behalf of all participants. Hunter moved to pass Ordinance 2007-23, Authorizing Execution of the Warranty Deed. Seconded by Koenig and passed with Bardy, Hollenbach, Hunter, Kielpinski, Koenig and Walleck voting yes.

d. Thelen Change Order #1. Coggin explained the items included in change order #1 which results in a decrease of \$46,997 and a new contract amount of \$1,348,884.65. Hunter moved to approve Thelen Change Order #1. Seconded by Kielpinski and passed with Bardy, Hollenbach, Hunter, Kielpinski, Koenig and Walleck voting yes.

e. Thelen final pay request in the amount of \$327,781.92 was presented. According to Coggin this covers the final amount of work that was completed at the golf course and also pays out the retainage and totals out the contract. All punch list items have been completed and the work has passed final inspection. Kielpinski moved to approve Thelen's final pay request in the amount of \$327,781.92. Seconded by Bardy and passed with Bardy, Hollenbach, Hunter, Kielpinski, Koenig and Walleck voting yes.

f. Manusos Change Order #5 which results in a credit of \$13,897.27 for the project and a new contract price of \$6,525,240.35 was presented by Coggin. Kielpinski moved to approve Manusos Change Order #5. Seconded by Bardy and passed with Bardy, Hollenbach, Hunter, Kielpinski, Koenig and Walleck voting yes.

g. Manusos final pay request # 23 in the amount of \$343,839.61 was presented. Coggin recommended payment and stated that this amount reflects the 5% retainage. The punch list has been satisfactorily completed with the exception of exterior painting items that have to wait for spring. These items have been moved to the one year maintenance list that Manusos will cover. Coggin expressed satisfaction with the operation of the plant. Kielpinski moved to approve Manusos final pay request in the amount of \$343,839.61. Seconded by Koenig and passed with Bardy, Hollenbach, Hunter, Kielpinski, Koenig and Walleck voting yes.

h. Charlie Eldredge, representing Richmond Development Company was present to request a waiver of fees for relocation of an existing structure to a new lot. According to Eldredge, the move is being considered to save two historic homes located at 10701 (Queen Ann Victorian) and 10705 Main Street (Mission Style architecture). He stated that while the outside of the latter is in need of repair, the inside has many original features. This house will be moved to 10104 Main Street, currently vacant. Corner of South and Main is 10102 and this would be just north of that. This would be a single family home. The building located at 10701 will be moved to 10513 Main Street (vacant lot between two existing buildings). Lots will need to be re-graded with new foundations and new water and sewer connections (which will require cutting into and drilling under Route 12). The cost of moving is not inconsiderable, utilities must be moved and permits obtained. Eldredge feels the move will benefit the Village in that it will maintain and preserve the character of the older part of town. He has preliminary information that a national cable television show will be filming the move. A number of issues will have to be presented to the Board for formal action and he is looking now for an indication of whether the Board favors this project. If there are impact or tap on fees involved, he is requesting they be waived. Since these are not new lots, school fees are probably not applicable. Tap on and connection fees for water and sewer are actually capacity charges and he feels that this project is adding zero demand to the utility system. Regarding zoning, he did not feel there would be a need for side or rear lot setbacks and the front yard will be in line with existing setbacks. The single family Mission Style house will be located in a Central Business zoning district and he will require some sort of zoning change to permit the single family use. The driveway for this house will come off South Street. If necessary, he will bring a formal zoning request to the ZBA. Savage informed the Board that school impact fees are not required on existing lots. Connection/Tap-on fees in the amount of approximately \$11,000, are required if any new structure is going on a vacant lot. The ordinances do not address moving structures or applying credit for connections that are discontinued. As far as the zoning, the list of zoning conditional uses does not include Residential and so there would need to be a text amendment to allow for this use in a business district. The alternative is to change the zoning on this particular lot, which is surrounded by business zoning. He recommended that a conditional use would probably be the best way to go and it could also address the exterior of the property and setbacks. The Liberty Street property is currently zoned R-3 and there is no problem with the use of the vacant lot at 10513 Main Street for multifamily. Eldredge stated that the first floor

at this location may be a shop or an office with the second floor residential. It was confirmed that the zoning goes with the lot not the house unless there are conditions applied. When the property in the 10700 block is rebuilt (commercial structures) the appropriate connection fee will be applied. An agreement will be drawn up waiving connection fees for the two lots and defining these terms and will be recorded with the property. A clear consensus of the Board was not obtained except that the conditions for the house at 10104 Main Street would include painting, roofing and landscaping, with a definite time frame. Eldredge will have his attorney draw up an agreement to be presented at the next Board meeting.

PRESIDENT'S COMMENTS: None, except for holiday greetings

ADMINISTRATOR'S COMMENTS: Written report is forthcoming.

TRUSTEE COMMENTS: Kielpinski mentioned neighbors complaints about garbage pick up. They say that they never received bills and they were missed at the last pick up. Savage explained that the new company has been working off the customer list they received from the previous waste hauler and some of the information may be outdated. Koenig stated that this was discussed at the last Finance Committee meeting and it was recommended that second notices be sent out before cutting off service. Savage will check with Viola on the status of their billing.

CLOSED SESSION: There was no closed session.

Bardy moved to adjourn. Seconded by Kielpinski and passed by unanimous voice vote. 7:55 p.m.

Kathleen Hellmann, Village Clerk